



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

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Tel: (617) 889 – 8233 \* Fax: (617) 889 - 8357

*Ned Keefe, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Craig Steele, Associate*  
*Brian Hatleberg, Associate*

**AGENDA**

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a regular meeting of the Chelsea Zoning Board of Appeals will be held:

**Tuesday, April 12, 2005 at 6:00 p.m.**  
**City Hall, Room 102, Conference Room**

**I. Call of Roll of Members**

**II. Public Meeting / Hearing Petitions**

**Special Permit and Variance (Cont'd)**

- 2005 – 03      191 – 195 Washington Avenue / Dana K. Lopez**  
For a Special Permit to allow for an Alteration permit seeking approval for the renovations of an existing nine (9) unit residential structure into seven (7) condominium units.
- 2005 – 04      13-15-15 ½ -17 Fifth Street / 208-120-212 Cherry Street / Juan Gallego**  
For a Special Permit seeking approval for an Application for an Alteration Permit for the construction of a third story addition atop an existing two story masonry structure to provide an additional ten (10) studio apartments with the structure currently occupied with a restaurant and 6 studio units. **REQUEST TO WITHDRAW W/O PREJUDICE**
- 2005 – 05      5 Wesley Street / Joseph Badalato**  
For a Special Permit to allow for an Application for an Occupancy Permit seeking approval for use of premises by an Electrical Services Contractor d/b/a systems Electrical Services, Inc.

**Special Permit and Variance (New)**

- 2005 – 07      144 – 155 Beech Street / 204 Maple Street / Catamount Management Corp.**  
For a Special Permit seeking approval for the demolition of an existing commercial structure and construction of a five (5) story, 60,000 square foot office building and off street parking lot within the referenced premises.
- 2005 – 08      155 Sixth Street / Superior Realty Management Corp**  
For an Appeal of the Zoning Enforcement Officer's determination that consumer self storage requires issuance of a Special Permit and is not among the legally established non-conforming uses permitted for the building, and, in the case the appeal is not granted, then alternative consideration seeking a Special Permit for consumer self storage.
- 2005 – 09      29 Beacon Street / Michael J. Allan**  
For a Variance to allow for an Alteration Permit seeking approval for the construction of a roof deck and shed dormer upon the flat roof of the existing three story masonry row type structure.

- 2005 – 10      433 Eastern Avenue / Carlos Viemann**  
For a Special Permit for an Alteration Permit seeking approval for the construction of a stairway to the rear of the two (2) family dwelling structure.
- 2005 – 11      220 Spencer Avenue / Keen Development Corporation**  
For a Special Permit and a Variance for the conversion of the former Municipal Education Building known as the Mary C. Burke School into a twenty-three (23) apartment complex.

**III.      Other Business**

- 2003 – 18      68 Pearl Street / Sotiris Sotiropoulos**  
Request for an Extension on Special Permit 2003 – 18.

**IV.      Communications**

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.